

AMENDMENTS TO THE CLAIMS

This listing of claims will replace all prior versions, and listings, of claims in the application:

LIST OF CLAIMS

26. (previously presented) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for the real estate transaction;

outputting a preliminarily compiled at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

receiving an electronic signature indicating approval of the preliminarily compiled at least one form electronic document;

receiving a digitally scanned image of at least one ancillary document, and

outputting said at least one ancillary document in conjunction with a finally compiled said preliminary compiled at least one form electronic document integrating a signature into said preliminary compiled at least one form electronic document.

27. (previously presented) The method of claim 26, wherein the real estate transaction information is party information identifying a party to the real estate transaction

28. (previously presented) The method of claim 26, wherein the real estate transaction information is property information identifying the property involved in the real estate transaction

29. (previously presented) The method of claim 26, wherein the real estate transaction information is financial information relating to financing of the real estate transaction.

30. (previously presented) The method of claim 26, wherein the signature integrated into the finally compiled at least one form document is a handwritten signature.

31. (previously presented) The method of claim 26, wherein the real estate transaction is a sale of property.

32. (previously presented) The method of claim 26, wherein the real estate transaction is a real estate financing.

33. (previously presented) The method of claim 26, wherein the real estate transaction involves insuring property.

34. (previously presented) The method of claim 26, wherein the real estate transaction is a sale of a loan to mortgage investors.

35. (previously presented) The method of claim 27, wherein the party to the real estate transaction is a buyer.

36. (previously presented) The method of claim 27, wherein the party to the real estate transaction is a seller.

37. (previously presented) The method of claim 27, wherein the party to the real estate transaction is a borrower.

38. (previously presented) The method of claim 27, wherein the party to the real estate transaction is a lender.

39. (previously presented) The method of claim 27, wherein the party to the real estate transaction is a mortgage investor.

40. (previously presented) The method of claim 31, wherein said finally complied at least one form document is a document needed to pass title of said property.

41. (previously presented) The method of claim 29, wherein said financial information comprises loan information identifying at least one financial institution lending funds for the real estate transaction.

42. (previously presented) The method of claim 26, wherein outputting said at least one ancillary document in conjunction with said at least one finally compiled at least one form document comprises transmitting by means of a global electronic communications network.

43. (previously presented) The method of claim 26, wherein said preliminarily compiled at least one form electronic document is displayed at a plurality of locations.

44. (previously presented) The method of claim 43, wherein said preliminarily compiled at least one form electronic document is displayed using a global electronic communications network.

45. (previously presented) The method of claim 26, wherein said finally compiled at least one form document is required by federal, state or local governments with power to regulate the sale or transfer of real estate property.

46. (previously presented) The method of claim 26 wherein said finally compiled at least one form document comprises a negotiable financial instrument.

47. (previously presented) The method of claim 26, wherein the electronic signature comprises a digital signature.

48. (previously presented) The method of claim 47, wherein the digital signature is encrypted.

49. (previously presented) The method of claim 26, wherein the preliminary compiled at least one form electronic document is output to a display.

50. (previously presented) The method of claim 30, wherein the handwritten signature is a scanned image.

51. (previously presented) The method of claim 26, wherein the ancillary document is input as an electronic image.

52. (previously presented) The method of claim 51, wherein the electronic image is a pdf file.

53. (previously presented) The method of claim 51, wherein the electronic image is a facsimile transmission.

54. (previously presented) The method of claim 26, wherein the outputting of the ancillary document in conjunction with the finally compiled document is an electronic exchange of data.

55. (previously presented) The method of claim 54, wherein the electronic exchange of data uses Extensible Markup Language.

56. (previously presented) The method of claim 26, wherein the outputting of the ancillary document in conjunction with the finally compiled document is an electronic filing.

57. (previously presented) The method of claim 56, wherein the electronic filing is filed with a governmental agency.

58. (amended) The method of claim 56, wherein the electronic filing is filed with a governmental repository.

59. (previously presented) The method of claim 26, further comprising:
accessing an information database with previously stored real estate transaction information.

60. (previously presented) The method of claim 59, wherein the information database is a sub-servicer database.

61. (previously presented) The method of claim 59, wherein the information database is an employee database.

62. (previously presented) The method of claim 26, wherein said preliminarily compiled at least one form electronic document is displayed to a plurality of parties.

63. (previously presented) The method of claim 26, wherein the outputting of the ancillary document in conjunction with the finally compiled document is an electronic transmission of data to a document custodian for storage.

64. (previously presented) A method of using a computer system to facilitate a real estate transaction comprising:

inputting real estate transaction information for the real estate transaction;

indicating approval with an electronic signature of a preliminarily compiled at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

inputting a digitally scanned image of at least one ancillary document, and

outputting said at least one ancillary document in conjunction with a finally compiled said preliminary compiled at least one form electronic document integrating a signature into said preliminary compiled at least one form electronic document.

65. (previously presented) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for a real estate transaction;

accessing a plurality of electronic form documents at least one of which is to be used in the real estate transaction;

preliminarily compiling at least one form electronic document to be used in the real estate transaction with at least some of the real estate transaction information;

outputting said preliminarily compiled at least one form electronic document;

receiving an electronic signature indicating approval of said preliminarily compiled at least one form electronic document,

finally compiling said preliminary compiled at least one form electronic document by integrating a signature into the preliminary compiled at least one form electronic document;

receiving a digitally scanned image of at least one ancillary document, and

outputting said at least one ancillary document in conjunction with said at least one finally compiled at least one form document.

66. (previously presented) The method of claim 65, wherein said preliminarily compiled at least one form electronic document is displayed at a plurality of locations.

67. (previously presented) The method of claim 65, wherein the electronic signature comprises a digital signature.

68. (previously presented) The method of claim 65, wherein the ancillary document is input as an electronic image.

69. (previously presented) The method of claim 65, wherein the outputting of the ancillary document in conjunction with the finally compiled document is an electronic exchange of data.

70. (previously presented) The method of claim 65, wherein the outputting of the ancillary document in conjunction with the finally compiled document is an electronic filing.

71. (previously presented) The method of claim 65, further comprising:

accessing an information database with previously stored real estate transaction information.

72. (previously presented) A method of using a computer system to facilitate a real estate transaction comprising:

inputting real estate transaction information for the real estate transaction;

indicating approval with an electronic signature of a preliminarily compiled at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the inputted real estate transaction information;

inputting a digitally scanned image of at least one ancillary document, and

electronically filing said at least one ancillary document in conjunction with a finally compiled said preliminary compiled at least one form electronic document integrating a signature into said preliminary compiled at least one form electronic document.

73. (previously presented) The method of claim 72, wherein the electronic filing is a document using Extensible Markup Language.

74. (previously presented) The method of claim 72, wherein the electronic filing is an electronic image.

75. (previously presented) The method of claim 74, wherein the electronic image is a pdf file.

76. (previously presented) The method of claim 72, wherein the electronic filing is filed with a governmental agency.

77. (amended) The method of claim 72, wherein the electronic filing is filed with a ~~governmental~~ repository.

78. (previously presented) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for the real estate transaction;

outputting a preliminarily compiled at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

receiving an electronic signature indicating approval of the preliminarily compiled at least one form electronic document;

receiving a digitally scanned image of at least one ancillary document, and

electronically filing said at least one ancillary document in conjunction with a finally compiled said preliminary compiled at least one form electronic document integrating a signature into said preliminary compiled at least one form electronic document.

79. (previously presented) The method of claim 78, wherein the electronic filing is a document using Extensible Markup Language.

80. (previously presented) The method of claim 78, wherein the electronic filing is an electronic image.

81. (previously presented) The method of claim 80, wherein the electronic image is a pdf file.

82. (previously presented) The method of claim 78, wherein the electronic filing is filed with a governmental agency.

83. (amended) The method of claim 78, wherein the electronic filing is filed with a ~~governmental~~ repository.

84. (previously presented) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for the real estate transaction;

calculating the funds to be transferred between the parties to the real estate transaction;

preliminarily compiling a funds document specifying funds to be transferred as part of the real estate transaction;

receiving an electronic signature indicating approval of the preliminarily compiled funds document;

receiving a digitally scanned image of at least one ancillary document, and

outputting said at least one ancillary document in conjunction with a finally compiled funds document integrating a signature into said preliminary compiled funds document.

85. (previously presented) The method of claim 84 further comprising:

generating a report that tracks the amount of funds to be disbursed between the parties to the real estate transaction.

86. (previously presented) The method of claim 84 further comprising:

verifying that the received electronic signature is authorized to approve said preliminarily compiled funds document.

87. (previously presented) The method of claim 84, wherein the finally compiled funds document is a negotiable financial instrument or check.

88. (previously presented) The method of claim 84, wherein the finally compiled funds document facilitates a wire transfer of the specified funds.

89. (previously presented) A computer readable medium comprising:

code to receive real estate transaction information for a real estate transaction;

code to output a preliminarily compiled at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

code to receive an electronic signature indicating approval of the preliminarily compiled at least one form electronic document;

code to receive a digitally scanned image of at least one ancillary document, and

code to output said at least one ancillary document in conjunction with a finally compiled said preliminary compiled at least one form electronic document integrating a signature into said preliminary compiled at least one form electronic document.

90. (previously presented) The computer readable medium of claim 89 further comprising:

code to electronically file the at least one ancillary document in conjunction with said at least one finally compiled at least one form document.

91. (previously presented) A computer readable medium comprising:

code to receive real estate transaction information for a real estate transaction;

code to preliminarily compile at least one form electronic document to be used in the real estate transaction with at least some of the real estate transaction information;

code to output said preliminarily compiled at least one form electronic document;

code to receive an indication of approval of said preliminarily compiled at least one form electronic document with an electronic signature,

code to finally compile said preliminary compiled at least one form electronic document by integrating a signature into the preliminary compiled at least one form electronic document;

code to receive a digitally scanned image of at least one ancillary document, and

code to output said at least one ancillary document in conjunction with said at least one finally compiled at least one form document.

92. (previously presented) The computer readable medium of claim 91 further comprising:

code to electronically file the at least one ancillary document in conjunction with said at least one finally compiled at least one form document.

93. (new) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for the real estate transaction;

compiling at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

receiving a digitally scanned image of at least one ancillary document;

receiving an electronic signature indicating approval of the digitally scanned image of at least one ancillary document; and

outputting said at least one ancillary document in conjunction with said compiled at least one form electronic document integrating a signature into said at least one ancillary document.

94. (new) The method of claim 93, wherein said digitally scanned image of at least one ancillary document is displayed at a plurality of locations.

95. (new) The method of claim 93, wherein the electronic signature comprises a digital signature.

96. (new) The method of claim 93, wherein the ancillary document is input as an electronic image.

97. (new) The method of claim 93, wherein the outputting of the ancillary document in conjunction with the compiled document is an electronic exchange of data.

98. (new) The method of claim 93, wherein the outputting of the ancillary document in conjunction with the compiled document is an electronic filing.

99. (new) A method of using a computer system to facilitate a real estate transaction comprising:

inputting real estate transaction information for the real estate transaction;

compiling at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

inputting a digitally scanned image of at least one ancillary document, indicating approval with an electronic signature of the digitally scanned image of at least one ancillary document; and

outputting said at least one ancillary document in conjunction with said compiled at least one form electronic document integrating a signature into said at least one

ancillary document.

100. (new) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for the real estate transaction;

compiling at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

receiving a digitally scanned image of at least one ancillary document; outputting said at least one ancillary document in combination with said compiled at least one form electronic document;

receiving an electronic signature indicating approval of the at least one ancillary document in combination with said compiled at least one form electronic document; and

integrating a signature into said at least one ancillary document.

101. (new) The method of claim 100, wherein said at least one ancillary document in combination with said compiled at least one form electronic document is displayed at a plurality of locations.

102. (new) The method of claim 100, wherein the outputting of said at least one ancillary document in combination with said compiled at least one form electronic document is an electronic exchange of data.

103. (new) A method of using a computer system to facilitate a real estate transaction comprising:

receiving real estate transaction information for the real estate transaction;

outputting a preliminarily compiled at least one form electronic document to be used in the real estate transaction, wherein the form is compiled with at least some of the real estate transaction information;

receiving an electronic signature indicating approval of the preliminarily compiled at least one form electronic document;

receiving a digitally scanned image of at least one ancillary document, and

outputting said at least one ancillary document in conjunction with a finally compiled said preliminary compiled at least one form electronic document integrating a signature into said at least one ancillary document.